

Board of County Commissioners Agenda Request 26

Date of Meeting: June 8, 2004

Date Submitted: June 2, 2004

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Tony Park, P.E., Director of Public Works

Subject: Approval to Amend list of County Properties to be Sold to Fund the Flooded Property Acquisition Program.

Statement of Issue:

This item requests the list of County properties to be sold to fund the Flooded Property Acquisition Program be amended to remove the 10 acre parcel known as "Old City Firing Range" and the Tower Rd. parcel (Attachment #1).

Background:

During the September 23, 2003 meeting the Board directed staff to schedule a workshop on the Flooded Property Acquisition Program. During the workshop on October 28, 2003, the Board directed staff to identify alternative sources to fund the Program. As a potential alternative source, the Board directed staff to evaluate County-owned property that could be sold as surplus lands to generate revenue for the program. During the December 9, 2003 Board meeting, staff presented a list and brief description of potential surplus lands for Board consideration. Board directed staff to bring back a plan to review County's surplus lands for further evaluation and consideration of sale. During the February 24, 2004 meeting staff presented a list of County Properties to be sold for Board approval. The Board amended the list with the removal of two properties, the 110-acre F.A. Ash Borrow Pit, and the 27.82-acre Eisenhower Road Borrow Pit, that are critical to the County's day-to-day operations. Staff was directed to defer action regarding the sale of the 79.15-acre Tower Road Sand Mine site, pending ongoing negotiations. The Board also amended the list during discussion to remove the 55+/- acre Easterwood/Weems site and survey to determine the impact to the existing use.

Analysis:

When staff requested that the Eisenhower Road Borrow Pit be removed from the list, a 10-acre parcel known as "Old City Firing Range" which is contiguous to the Borrow Pit property, should have been included, as its use is an extension of the Borrow Pit property. Staff is requesting the Board to approve the removal of the 10 acre site from the list.

At the time of the February 24, 2004 meeting, the Tower Road site was involved in ongoing negotiations for an exchange of property. As such, staff was directed to defer any action regarding the sale of this property. The exchange of property was to acquire a suitable site for a Northwest Branch Library site.

It is still uncertain as to whether an exchange will be negotiated. However, during budget preparations, it was suggested that if the exchange does not occur, the proceeds from the sale of this property be directed for acquisition of a library site. In either action, if it is the Board's intent that this property be used for purposes other than the Flooded Property Acquisition Program, then it will need to be removed from the list.

The Easterwood/Weems site has three main issues:

1. After meeting with the City Parks Trail Coordinator, it was found that bike trails encompass practically all

of the site (Attachment #2). It should be noted that these bike trails were added to this property without the approval or advance knowledge of County staff or the Board. Furthermore, Risk Management staff believes that these trails expose the County to some liability.

Without consideration of bike trails, there are approximately 28 acres of the site that would be suitable for development. If approved for sale, the City would need to be advised to prepare for the loss of the bike trails.

2. The possible sale of this property was discussed during the February 25, 2003 Board meeting. Staff was directed to prepare a report outlining a brief natural features inventory and possible conservation easements needed on the property. A committee consisting of Commissioners Rackleff, Maloy and Thael was established to identify which portion of the property should be sold. The information was delivered to the committee on May 13, 2003, and during the Board meeting that evening, Commissioner Rackleff advised that the sentiment of the committee was to wait for the completion of the Lake Lafayette Watershed Study.
3. The Board approved a Financing Plan on February 25, 2003 for the purposes of acquiring the Bank of America Building and funding capital projects at the Courthouse, which realized revenue from the sale of the Easterwood/Weems property to offset a portion of the anticipated expenses.

Due to the issues associated with the Easterwood/Weems site, staff suggests that it remain off the list by ratifying the action taken at the February 24, 2004, which removed this parcel from the list.

On the list is also an approximate 2.5 acre parcel identified as the Public Works Center Ballfield. The parcel was severed by the Blairstone Road Extension from the adjacent Public Works Center. This parcel has now been identified as a potential site for a permanent EMS Administration building. As such, staff is recommending the ballfield parcel be removed from the list.

It should also be noted that an agenda item will be forthcoming identifying the four lots which will need to be removed from the list for Habitat for Humanity as per Board Direction.

Options:

1. Approve removal of the 10 Acre Parcel known as the " Old City Firing Range" (Tax Item # 41-09-20-801-0000) from list of County properties to be sold to fund the Flooded Property Acquisition Program.
2. Approve removal of the 79.15 Acre Parcel known as the " Tower Road Sand Mine" (Tax Item # 25-36-20-853-0000) from list of County properties to be sold to fund the Flooded Property Acquisition Program.
3. Ratify previous action which removed the " Easterwood/Weems" site (Tax Item # 11-27-20-851-0000) from list of County properties to be sold to fund the Flooded Property Acquisition Program.
4. Approve removal of the " Public Works Center Ballfield" site (Tax Item # 11-20-20-851-0000) from the list of County properties to be sold to fund the Flooded Property Acquisition Program.
5. Board Direction.

Recommendation:

Options #1, #2, #3 and #4.

Attachments:

1. Copy of List of County Properties as approved on February 24, 2004.
2. Map of Easterwood/Weems site.

Attachment # 7
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